

COMMITTEE OF ADJUSTMENT - NOTICE OF HEARING

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

To consider an application for a proposed minor variance to Zoning By-law 2014-14 pursuant to Section 45 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended.

File No.: A-45/26

Roll No.: 9-15-019

Owner:	Benjamin Russell
Address:	1068 Tondern Island Road
Description:	Part of Tondern Island
Zoning:	Waterfront Residential – Steep Slopes and/or Narrow Waterbodies (WR5-7) Lake Muskoka (Category 1 Lake) Schedule: 37
Hearing Date: Monday, October 5th, 2026 at 9:00 a.m.	



Take further notice that this public hearing will be held in a hybrid forum with electronic Zoom participation, and in-person format for those wishing to attend in-person. The hearing will be held in the **Council Chambers, Municipal Office, 1 Bailey Street, Port Carling, ON**. Should you wish to view an electronic copy of the Notice of Hearing for the above-noted application, please visit <https://www.muskokalakes.ca/planning-notices/> or scan the QR code. Please note there may be a delay when the physical notice signs are posted and when the electronic copy of the Notice is available online.

Explanation of the Purpose and Effect:

The applicant proposes to construct a dwelling with sundecks, two garages and two storey boathouse with associated docks. The property currently has a dwelling with sundeck, garage and a single storey boathouse and two storey boathouse with associated docks. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Existing	Proposed	Variance	Proposal
A	4.1.3 & 4.1.3.7	Maximum Lot Coverage within 200 Feet of the High Water Mark	10% (7,878 sq. ft.)	Not Applicable	11% (8,633 sq. ft.)	1% (755 sq. ft.)	To Construct a New Dwelling with Sundecks, two Garages and Two Storey Boathouse with Associated Docks
B	4.1.3	Maximum Height	35 ft.	Not Applicable	37.5 ft.	2.5 ft.	
C	4.1.3	Minimum Front Yard Setback	66 ft.	Not Applicable	62 ft.	4 ft.	
D	4.1.7 & 4.1.7.12 a.	Maximum Cumulative Dock Width	75 ft.	93.5 ft.	92 ft.	17 ft.	



A key map of the subject property and the applicants' site plan and any drawings are included in this notice.



For more information, please contact the Planning Division weekdays between 8:15 a.m. and 4 p.m. at the Municipal Office, or at planning@muskokalakes.ca or by phone at (705) 765-3156. **Please quote the file number noted above.**

How to Participate:

Submit Comments in Writing



If you wish to provide a response to this application, please submit comments to planning@muskokalakes.ca, deliver in-person, or mail to P.O. Box 129, 1 Bailey Street, Port Carling, ON, P0B 1J0. For correspondence to be included on the agenda, please submit your comments by: September 30, 2026

Please note that comments can still be submitted after the agenda has been published. Personal information collected in response to this Notice of Hearing will be used to assist staff and Council to process this application and will be made public.

Active Participation In-Person or on Zoom



Hybrid meetings are held at 9:00 a.m. on the above-noted meeting date in Council Chambers at the Municipal Office. For more information about participating, please visit www.muskokalakes.ca/speaking-at-a-meeting

Watch the Hearing Online



You can access the hearing from YouTube on the Township of Muskoka Lakes YouTube Channel. If the live webcast fails, the hearing recording will be posted under the Government Portal on www.muskokalakes.ca

FAILURE TO PARTICIPATE IN HEARING: If you do not participate in the hearing it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

DECISION & APPEALS: If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must make a written request to planning@muskokalakes.ca. Furthermore, **no one other than** the applicant, the municipality, certain public bodies, a “specified person” (as defined by the Planning Act 1(1)), and the minister may file an appeal of the decision of the Committee of Adjustment in respect of the proposed variance. If they do not make a written submission to the Secretary Treasurer before the variance is approved or refused, then the Ontario Land Tribunal may dismiss the appeal.

PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 25th day of September, 2026.

Chelsea Ward, Secretary-Treasurer
Committee of Adjustment
planning@muskokalakes.ca



Key Map (A-45/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

- | | |
|-----------------------|---------------------------|
| Parcel: Assessment | Road Network |
| District Municipality | Township |
| Area Municipality | Private |
| Geographic Township | Wetland With Significance |
| Settlement Areas | Evaluated-Provincial |
| Community | Evaluated-Other |

- | |
|------------------|
| Waterbody |
| Major Lake |
| Canada_Hillshade |
| World_Hillshade |



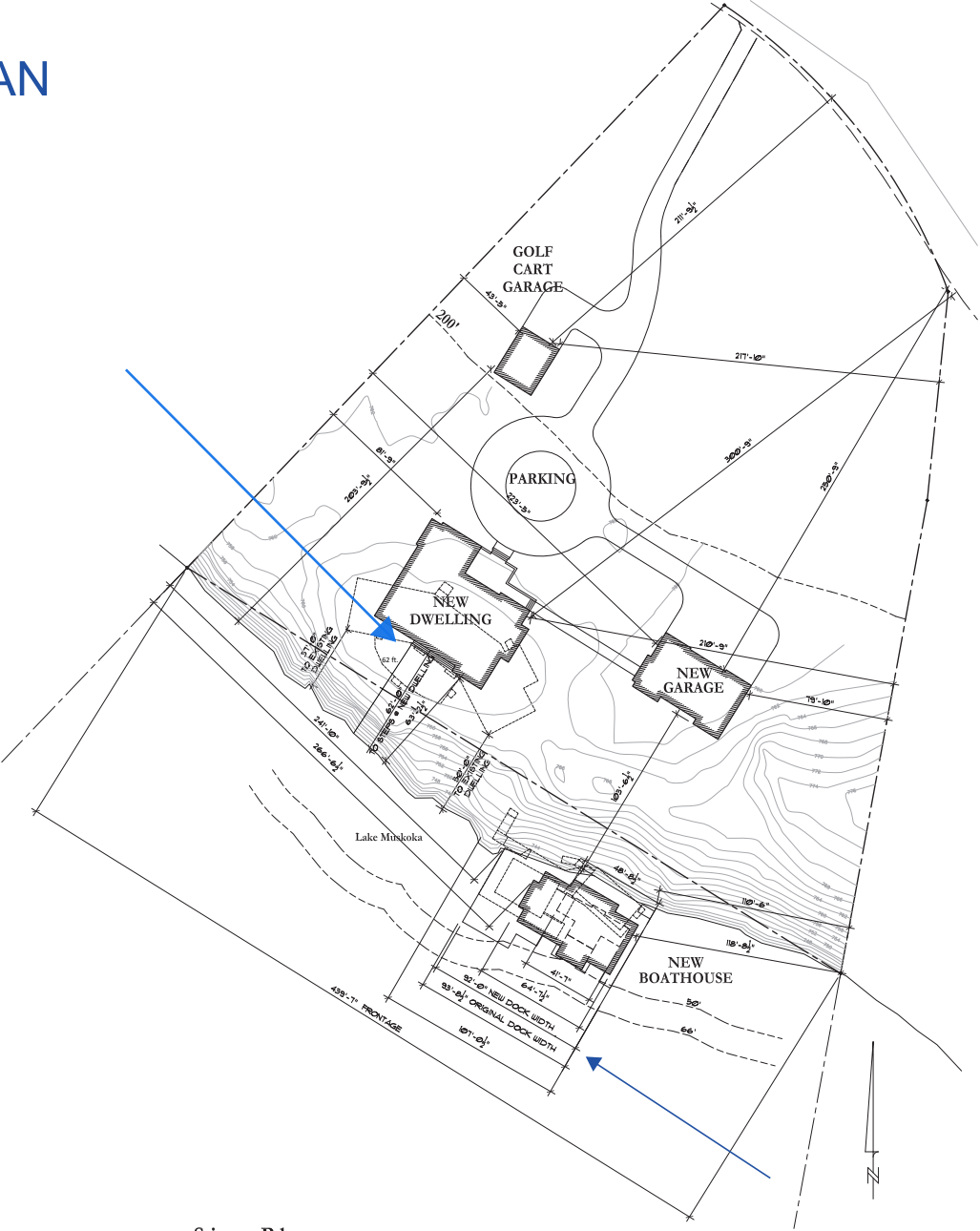
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0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

SITE PLAN

NOT TO SCALE



Site Plan
Scale:

1/32" = 1'-0"

Lot Coverage:

Total Lot Area: 139,470sf
Lot Area w/in 200': 78,488sf

EXISTING:
Dwelling: 3885sf
1-Story Boathouse: 672sf
2-Story Boathouse: 605sf

PROPOSED:
Dwelling: 4335sf
Garage: 2014sf
Boathouse: 2284sf
Golfcart Garage: 766sf
Total: 9399sf
Total w/in 200': 8633sf

Proposed Total Coverage: 6.7%
Proposed Coverage w/in 200': 10.99%

Building Heights:

Proposed Dwelling Height: 37' - 6"
Proposed Garage Height: 25' - 0"
Proposed Boathouse Height: 25' - 0"

PROGRESS PRINTS
NOT FOR CONSTRUCTION
PROGRESS PRINTS

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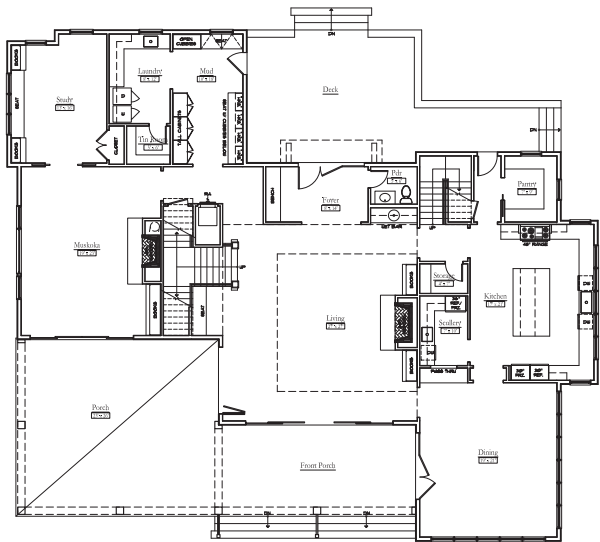
A NEW COTTAGE FOR
David & Jackie Russell
1008 TONDERN ISLAND ROAD
MUSKOKA LAKES, ONTARIO

DATE: 14 SEPTEMBER 2020
REVISIONS:
DRAWN BY: JTP
CHECKED BY: BGG
PROJECT NUMBER:
1589

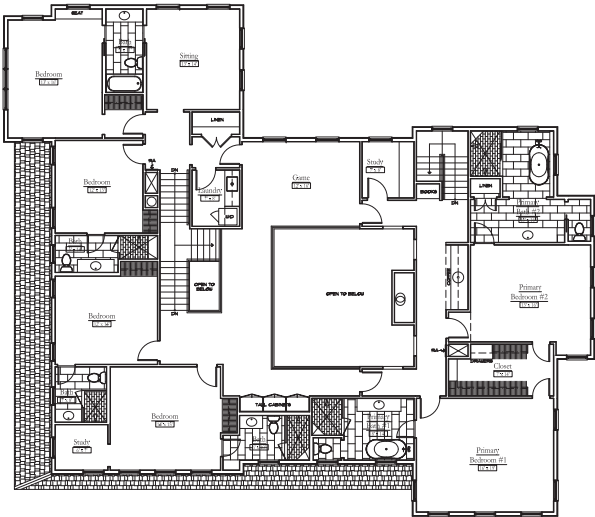
SHEET NUMBER:
10

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DWELLING FLOOR PLANS



Ground Floor Plan
Scale: 1/8" = 1'-0"



Second Floor Plan
Scale: 1/8" = 1'-0"

Area Calculations:
Ground Floor Living:
Second Floor Living:
Total Living:
Covered Porch:

3348sf
3621sf
6969sf
986sf

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A NEW COTTAGE FOR
David & Jackie Russell
1008 TONDERN ISLAND ROAD
MUSKOKA LAKES, ONTARIO

DATE: 19 MAY 2020
REVISIONS:
DESIGNER: JTP
COORDINATOR: BFG
PROJECT NUMBER:
1589

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G.D.

NOT TO SCALE

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DWELLING ELEVATIONS



Front Elevation
Scale: 1/8" = 1'-0"



Right Elevation
Scale: 1/8" = 1'-0"



Rear Elevation
Scale: 1/8" = 1'-0"



Left Elevation
Scale: 1/8" = 1'-0"

NOT TO SCALE

PROGRESS PRINTS
NOT FOR CONSTRUCTION
PROGRESS PRINTS

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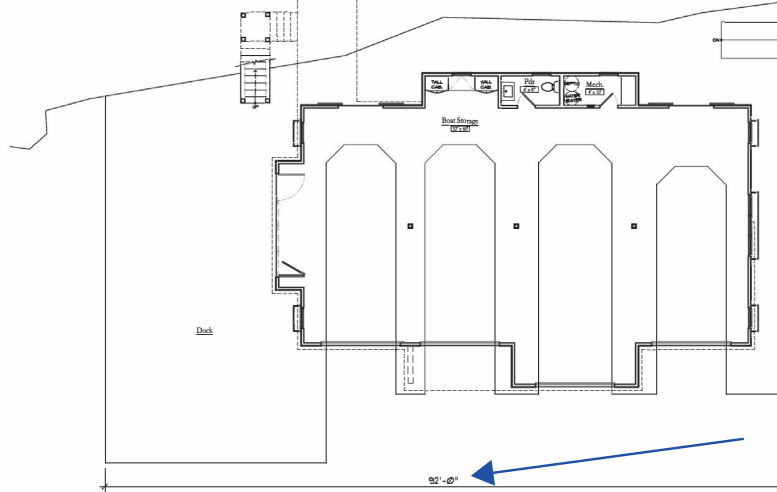
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NOT TO SCALE
C.O.

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BOATHOUSE FLOOR PLANS & ELEVATIONS



Ground Floor Plan

Scale:

1/8" = 1'-0"



Front Elevation

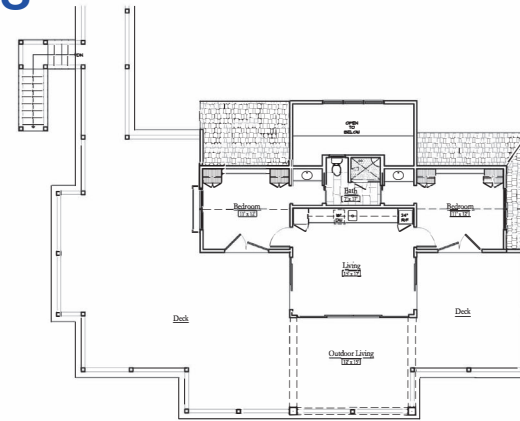
Scale:

1/8" = 1'-0"



Rear Elevation

Scale:

$$1/8'' = 1'-0''$$


Second Floor Plan

Scale:

$$1/8'' = 1'-0''$$


Right Elevation

Scale:

$$1/8'' = 1'-0''$$


Left Elevation

Scale:

$$1/8'' = 1'-0''$$

Area Calculations:

Ground Floor Boat Storage:
Second Floor Living:
Covered Outdoor Living:

2284sf
650sf
228sf

PROGRESS PRINTS

NOT FOR CONSTRUCTION

PROGRESS PRINTS

Brian Gille
ARCHITECT

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DAVID & JACKIE RUSSELL

DATE: 19 MAY 2026

REVISIONS:

DRAWN BY: JTP

CHECKED BY: BJG

1589

SECRET NUMBER:

or

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